



# EXCELSIOR

TECH CENTER

PREMIER INFILL INDUSTRIAL IN THE HEART OF THE TWIN CITIES

175 JACKSON AVENUE NORTH, HOPKINS, MN 55343

# THE HIGHLIGHTS



## BUILDING FEATURES

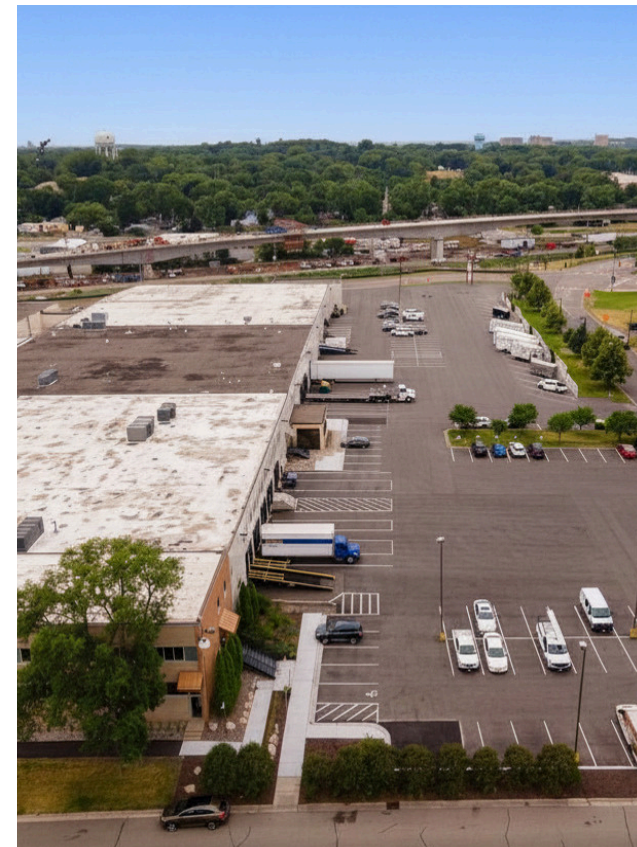
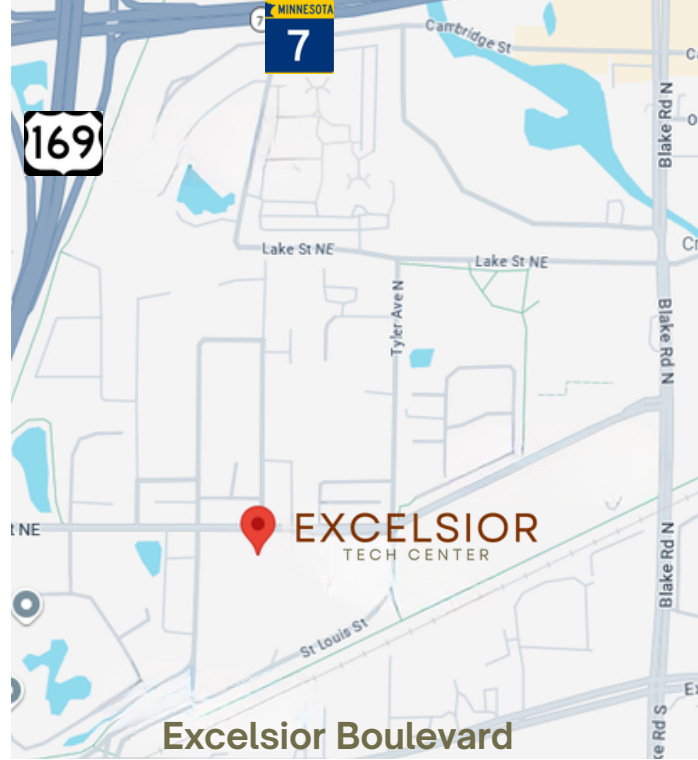
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- Multi-tenant industrial and flex warehouse facility
- Approximately 111,000 SF industrial/office asset on a large site in Hopkins
- 20-foot clear heights suitable for warehouse, distribution, and light industrial users
- Multiple dock-high loading doors and drive-in loading capabilities for efficient operations
- Industrial, warehouse, office, and storage space within the same property
- Surface parking available on site
- Utilities included (except telecom and internet)
- Small office suites available from \$227 per month; 12-36 month lease term

## LOCATION FEATURES

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- 175 Jackson Avenue (Excelsior Tech Center) is a rare infill industrial opportunity situated within the established Hopkins submarket – inside the 494 loop with immediate access to Highway 169, Excelsior Boulevard, and the Southwest Light Rail corridor. As developable land in the urban core continues to shrink, infill assets like Excelsior Tech Center offer tenants unmatched proximity to the Twin Cities workforce and last-mile logistics advantages that suburban alternatives simply can't match



# EXCELSIOR

TECH CENTER



**20 FOOT**  
CEILING HEIGHT



**FROM \$227/MO.**  
SMALL OFFICE SUITES



**\$7-\$8 PSF**  
WAREHOUSE BAYS -  
BASE RENT



**14,363 RSF**  
**20,558 RSF**



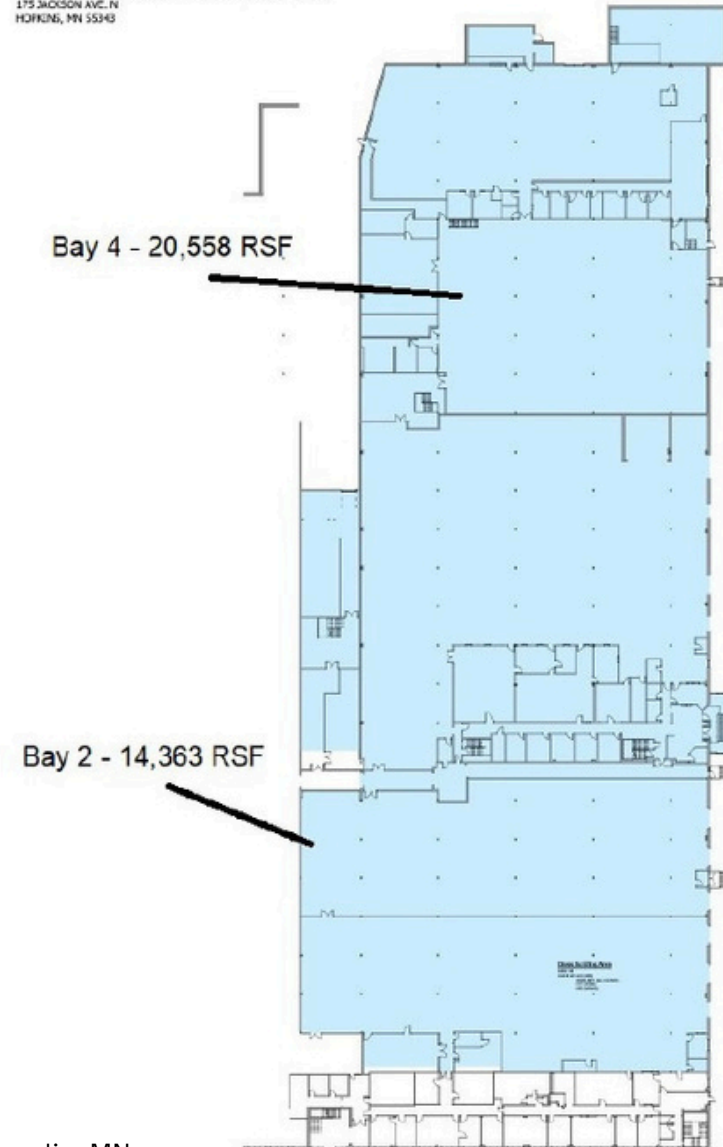
**FREE**  
**PARKING**

# FLOOR PLAN

**EXCELSIOR**  
TECH CENTER

## WAREHOUSE BUILDING

175 JACKSON AVE. N  
HOFFME, MN 55343



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